

## **Staff Recommendations for Accessible Ramps constructed on private residential property**

1. Accessible Ramps shall be limited to 200 square feet.
2. Accessible Ramps shall not project any further than 10' into any required yard; however, an accessible ramp shall not be any closer than five feet from any property line.
3. Accessible Ramps shall contain no roof or walls and remain open.
4. Where an accessible ramp is installed overall impervious cover can be increased to 48% for the gross site area of the tract or lot.
5. Where impervious cover in front yards are restricted to 40% impervious cover for the entire yards in certain neighborhoods the requirement should be modified to have 56% impervious cover.

Under the proposed limitations a new subsection of 25-2-513 (*Openness of Required Yards*) would need to be created to address numbers 1 through 4. Section 25-2-1603 Subsection (B) would need to be revised to include number 4.

ORDINANCE NO. \_\_\_\_\_

AN ORDINANCE AMENDING CITY CODE CHAPTER 25-2 RELATING TO REGULATIONS FOR THE CONSTRUCTION OF ACCESSIBLE RAMPS FOR SINGLE FAMILY AND DUPLEX RESIDENTIAL UNITS.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

**PART 1.** City Code Section 25-2-513 (*Openess of Required Yards*) and 25-2-1603 (*Impervious Cover and Parking Placement Restrictions*) is amended by adding a new subsection (H) to 25-2-513 and amending subsection (B) of 25-2-1603, respectively to read as follows:

25-2-513 OPENESS OF REQUIRED YARDS

- (H) This subsection applies to accessible ramps, for existing single-family and duplex residential units constructed by non-profit organizations using volunteer labor to construct the ramps at no financial cost to the ramp recipient.
- (1) Accessible ramps shall be limited to 200 square feet and shall not project any further than ten (10) feet into any required yard, nor shall any ramp be constructed closer than five (5) feet from any property line.
- (2) Accessible ramps shall not contain any roof or walls and will not meet the definition of enclosed as defined in 25-1-21(38) ENCLOSED.
- (3) The overall impervious cover allowed under Section 25-2-492 (*Site Development Regulations*) can be increased 3 percent for an accessible ramp constructed under the allowable parameters of this subsection.

25-2-1603 IMPERVIOUS COVER AND PARKING PLACEMENT RESTRICTIONS.

- (B) Except as provided in Subsection (C), impervious cover in a front yard may not exceed 40 percent, unless an accessible ramp is to be constructed under 25-2-513(H) the maximum allowable impervious cover is 56 percent.

**PART 3.** This ordinance takes effect on \_\_\_\_\_, 2013.

**PASSED AND APPROVED**

\_\_\_\_\_, 2013

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Lee Leffingwell  
Mayor

**APPROVED:** \_\_\_\_\_

Karen Kennard  
City Attorney

**ATTEST:** \_\_\_\_\_

Shirley A. Gentry  
City Clerk

**AN ORDINANCE AMENDING CITY CODE CHAPTER 25-2 RELATING TO REGULATIONS FOR THE CONSTRUCTION OF ACCESS RAMPS FOR SINGLE-FAMILY AND DUPLEX RESIDENTIAL UNITS.**

**PART 1.** City Code Section 25-2-513 (*Openness of Required Yards*) is amended by adding a new subsection (H) that reads as follows:

- PART 3.** This ordinance takes effect on \_\_\_\_\_, 2013.

\_\_\_\_\_, 2013

**ATTEST:** \_\_\_\_\_  
Jannette S. Goodall  
City Clerk

**RESOLUTION NO. 20130808-060**

**WHEREAS**, non-profit organizations such as the Texas Ramp Project build accessible ramps that enable individuals to enter and exit their dwelling units safely; and

**WHEREAS**, in many cases, individuals cannot transition from institutional care to home care because they do not have ramp accessibility to their homes; and

**WHEREAS**, the existing permitting process for ramps can delay an individual's access to his or her home; and

**WHEREAS**, staff have implemented expedited review processes for certain applications, such as those related to windows and siding; and

**WHEREAS**, the individuals who receive assistance from the Texas Ramp Project are referred from agencies such as Meals on Wheels and Hospice Austin and have significant financial need; and

**WHEREAS**, the Texas Ramp Project uses volunteer teams to build ramps in Austin at no cost to the ramp recipient; and

**WHEREAS**, most ramps can be constructed for less than \$700, and the city permit cost represents a large percentage of the overall cost relative to other construction projects; **NOW, THEREFORE,**

**BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:**

The City Manager is directed to consider the following revisions as they would apply to non-profit organizations that use 100% volunteer teams to construct accessible ramps at no financial cost to the ramp recipient. The revisions would only apply to existing single family and duplex residential dwelling units.

The City Manager is directed to consider a revised process that would expedite each required review so that applications to construct access ramps to dwelling units by non-profit entities could be reviewed in five business days or fewer. The City Manager is further directed to report back to Council by August 29, 2013 about the proposed process.

**BE IT FURTHER RESOLVED:**

The City Manager is directed to review potential amendments to the 2012-2013 Planning Development Review Department fee schedule to reduce or eliminate fees for the construction of ramps for dwelling units built by nonprofit entities for income-eligible individuals. The reduced fees will only apply to an applicant who complies with applicable City regulations. The City Manager should present staff recommendations regarding fees to the Council by August 22, 2013.

**BE IT FURTHER RESOLVED:**

The Council initiates an amendment of Title 25 to exempt ADA-compliant ramps for dwelling units from rear, side, and front setback requirements and directs the City Manager to process the amendment and present it to Council on or before October 3, 2013. The exemption does not apply if the director determines that ramp construction would violate health and safety provisions or interfere with easements or infrastructure.

**ADOPTED:** August 8, 2013    **ATTEST:**   
Jannette S. Goodall  
City Clerk